

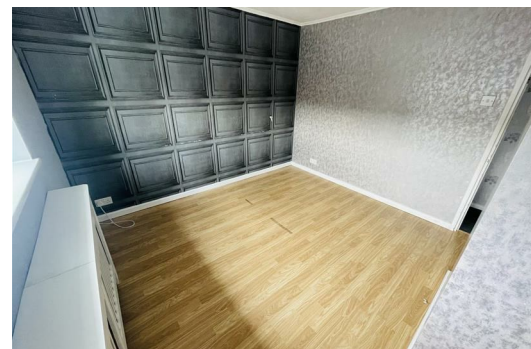


**Newcomen Road, Bedworth  
CV12 0EW  
Offers Over £195,000**

This delightful terraced house presents an excellent opportunity for both first-time buyers and families seeking a comfortable home with three bedrooms. The property boasts an inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for relaxation and personalisation.

The house features a modern bathroom, ensuring convenience for daily routines. Notably, the property is equipped with a heat pump and solar panels, promoting energy efficiency and sustainability, which is increasingly important in today's world. The insulation further enhances the home's energy performance, providing warmth during the colder months and reducing energy bills.

Situated in a friendly neighbourhood, this home is well-connected to local amenities, schools, and transport links, making it an ideal choice for those who value both community and convenience. Whether you are looking to settle down or invest, this property on Newcomen Road is a wonderful option that combines modern living with practical features. Don't miss the chance to make this house your new home. This property comes with no chain.





### Entrance

Via canopy porch with double glazed door leading into:

### Hallway

Telephone point, TV point, opening into kitchen,, stairs rising to first floor landing and door to:

### Lounge/Dining Room

19'2" x 11'11" (5.84m x 3.63m)

Double glazed window to front, living flame effect electric fire set in marble surround, double radiator, double glazed French double doors to garden.

### Fitted Kitchen

16'9" x 8'2" (5.10m x 2.50m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, electric point for cooker, double glazed window to rear, double radiator, double glazed obscure door to garden

### Landing

Doors to:

### Bedroom

13'1" x 9'1" (3.98m x 2.78m)

Double glazed window to front, radiator.

### Bedroom

8'6" x 8'10" (2.60m x 2.69m)

Double glazed window to rear, radiator, double doors to Storage cupboard with wall mounted combination boiler serving domestic hot water.

### Bedroom

10'4" x 10'11" (3.14m x 3.34m)

Double glazed window to front, radiator, wooden laminate flooring, opening to storage cupboard, wooden laminate flooring and hanging rail.

### Family Bathroom

Fitted with four piece suite with panelled bath with shower over, pedestal wash hand basin with swan neck mixer tap, tiled shower cubicle and low-level WC, tiled splashbacks, heated towel rail, extractor fan, double glazed window to rear with sunken ceiling spotlights, access to loft space, door to:

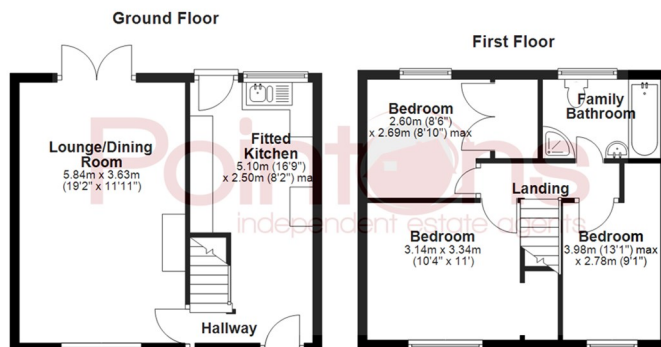
### Outside

To the rear is an enclosed garden of easy maintenance with access to communal area. To the front is a hardstanding.

### General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general

condition of any such items. Council tax is payable to Nuneaton & Bedworth Borough Council and is band A



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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